

D# 46 ADMINISTRATIVE CODE INTERPRETATIONS

General Description

Renton Municipal Code Title IV *Development Regulations* are to be amended based on recent administrative interpretations. These decisions have already become effective. This report to the Planning Commission is part of the annual process by which the print version of the code is to be amended based on such decisions.

Municipal code section 4-1-080 provides guidance for Administrative Interpretations as it reads:

4-1-080A.1.a: The Community and Economic Development Administrator, or designee, is hereby authorized to make interpretations regarding the implementation of unclear or contradictory regulations contained in this Title. Any interpretation of the Renton Title IV Development Regulations shall be made in accordance with the intent or purpose statement of the specific regulation and the Comprehensive Plan. Life, safety and public health regulations are assumed to prevail over other regulations.

Interpretations are needed where there are unclear or contradictory regulations. Examples include mistakenly placed text, sections of code that lack predictability for users, and where certain situations were not evaluated in updating Title IV. Each decision has a public appeal period and is supplied with a background, justification, decision, and recommended code amendment. For more information about the process or each determination, go to:

- Background and decision: <http://rentonwa.gov/business/default.aspx?id=24686>
- Process: <http://rentonwa.gov/business/default.aspx?id=24684>

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

None.

Effect on the City's capacity to provide adequate public facilities

None.

Effect on the rate of population and employment growth

None.

Whether Plan objectives are being met as specified or remain valid and desirable

Plan objectives are being met as specified or remain valid and desirable.

Effect on general land values or housing costs

None.

Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

Determinations are based on proposed development standards that have been previously reviewed in light of these plans and policies and do not create inconsistencies.

Effect on critical areas and natural resource lands

None.

Effect on other considerations

None except for the Urban Separator Overlay Regulations where a potential hardship created for properties in the Talbot Urban Separator has been resolved.

Staff Recommendation

Staff recommends that all administrative interpretations listed below and their related code amendments be made to clarify the print and online versions of Title IV.

- **Signs:** Determination regarding which of several conflicting sign-related code provisions apply in the case of an auto dealership located outside of the Auto Mall area.
- **Signs:** Clarification of the City's Urban Design District sign restrictions relative to the meaning of "primary entry sign" for the purpose of determining appropriate sign requirements for properties located within Urban Design Districts C and D.
- **Amateur/Ham Radio Antennas:** Permissible heights for amateur/ham radio antennas and residential zoning designations which would allow such antennas in conjunction with residential uses and the process necessary to obtain approval of antennas.
- **Temporary Uses:** Clarification of the City's Temporary Use Permit regulations relative to the submittal requirements for Tier 1 and Tier 2 Temporary Use Permit applications and other code and procedural clarifications.
- **Animals:** Clarification of regulations applicable to keeping pets and domestic animals.
- **Urban Separator:** Determination regarding dedication of open space requirements for properties within the Talbot Urban Separator.
- **Retail in CA Zone:** Determination regarding an incorrectly placed note in the Zoning Use Table restricting Retail Sales in the Commercial Arterial (CA) zone.

Implementation Requirements

Although these interpretations are already effective, the Planning Division is bringing these decisions to the Planning Commission as part of a more extensive public process to provide greater transparency where Title IV Development Regulations have been amended.